



**Town of Arlington, Massachusetts**  
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## **Conservation Commission Minutes 01/07/2010**

Arlington Conservation Commission  
 Minutes  
 January 7, 2010

Mr. Stevens called the meeting to order at 7:45 p.m. in the second floor conference room of the Town Hall Annex.

Present were Ezra Benjamin, Nathaniel Stevens, David White, Catherine Garnett, Charles Tirone, and Ellen Reed of the Commission. William O'Rourke of the Commission and Brian Thomas, Associate Commission member, and Administrator Cori Beckwith were not in attendance. Also in attendance were Town Engineer Mike Rademacher, Bill O'Shea of the Permanent Town Building Committee, Tim Williamson, P.E. of Allen & Major Assoc., Ross Morreau and Kristen Kent of VHB, Rick Dickson of Wood Partners, and Ilya Tsymbal of 59 Beverly Road.

7:45 pm – Commission Business

White/Reed moved to approve the December 17, 2009 meeting **minutes** as amended – motion passed unanimously.

The **Annual Report** is due January 15. Mr. White provided sections on Mill Brook Linear Park and Cooke's Hollow. He noted the new formatting requirements. Ms. Beckwith to finish report.

Mr. Benjamin submitted his **conflict-of-interest** acknowledgement form.

The proposed project for **Coolidge Road** will likely be filed in time for the February 4, 2010 meeting.

8pm – **Notice of Intent** – 1007 Massachusetts Ave, Highland Firestation – cont'd hearing

Tim Williamson, P.E. of Allen & Major presented a revised project plan which replaced the cistern with a leaching basin that will accept all roof run-off, with an overflow that now a rip-rap at the outlet on the northern end of the property. Mr. O'Shea reported the Fire Chief does use the parking area behind the fire house for training so needs much of the parking area, however the pavement will be reduced by approximately 150 square feet and lawn planted. Overall there will be a reduction in stormwater off the site.

White/Reed moved to close the hearing; motion passed unanimously.

After discussion of project, White/Garnett moved to issue a permit approving the project; motion passed unanimously.

8:15pm – **Request for Determination of Applicability** – Forest Street Reconstruction

Kristen Kent of VHB presented this roadway reconstruction project from the Winchester town line to the intersection with Summer Street. Work will occur within Buffer Zone to BVW located near the town line. The roadwork will not involve any work closer to the BVW. The entire project is expected to take most of the summer. Strawbales will delineate the limit of work and provide for erosion control.

Benjamin/Reed moved to issue a Determination of Applicability that the proposed work is subject to the Wetlands Protection Act and Arlington Wetlands Protection Bylaw but the filing of a Notice of Intent is not needed for the work to proceed; motion passed unanimously.

8:30pm – **Working Session** – Brigham's Headquarters Site, Mill Street

Tim Williamson said that after the first working session with the Commission, he met with FEMA and decided that they would use the draft (more current) FEMA floodplain information in their design and Notice of Intent. He presented a

new building configuration, called a pedestal building in which there is parking underneath but not an enclosed structure; building appears to be on stilts with the only enclosures at the ground level for elevators and stairs and utilities. The stormwater system will be designed to treat water for storms up to and including a 100-year/1%-chance storm.

Mr. Williamson and Rick Dickson of Wood Partners (the developer) asked the Commission about a provision in Section 19 of the Commission's Wetlands Regulations, "Parking garages or structures in which petroleum, hazardous materials, or pollutants will likely be found may not be used as compensatory storage." They wanted to know if the Commission would consider the parking area under their proposed pedestal design building would be such a "parking garage or structure". A majority of the Commission members present felt that it likely would not since the floodwater would be treated.

8:45pm – **Working Session** – 59 Beverly Road

Ilya Tsymbal presented a plan with a proposed footprint for a replacement house for this property bordering on the Mystic Lakes. The proposed footprint would result in additional building in the 100-foot buffer zone; an area now occupied by a portion of the existing house would have an overhang from the new house. The Commission recommended returning for another working session with photographs and proposed elevations, and encouraged Mr. Tsymbal to infiltrate roof run-off, avoid removing any trees, and adding landscaping and additional vegetation in the yard by the lake which currently is mostly grass. Mr. Tsymbal will have to get a local and state permit for the proposed dock.

Commission Business (cont.)

Mr. Rademacher said the work at **Mill Lane culvert of Mill Brook** has begun.

The **Walking Book** was discussed. Ms. Reed is waiting for some sections from Mr. Tirone and Ms. Garnett who both promised them shortly. Ms. Reed will begin editing the draft, and also plans to contact a possible publisher. Ms. Garnett kindly agreed to provide the illustration for the cover.

Meeting adjourned at 9:35pm.

Respectfully submitted,  
Nathaniel Stevens  
Commission member